



Vine Cottage

69 High Street, Sixpenny Handley, Salisbury, Dorset

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A delightful period home with stylish modern fittings and décor and a useful, spacious, detached annexe

An impressive period house with a wealth of character features, set in a peaceful village position on the edge of the beautiful Cranborne Chase National Landscape. The home offers stylish, flexible living space combining high-quality fittings with attractive décor, while there is also a self-contained annexe and splendid gardens, all within moments of the village amenities.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



OUTSIDE PARKING



GARDEN



FREEHOLD



VILLAGE



2,622 SQ FT



**GUIDE PRICE
£950,000**



The property

Vine Cottage is a highly attractive, character property that features handsome white rendered elevations outside, while inside there are original fireplaces and timber beams, alongside elegant contemporary styling and bespoke fittings throughout.

Carefully renovated to exacting standards, the house has an L-shaped layout, centred around a paved and gravel courtyard, with the main entrance accessed from the central courtyard area. The entrance hall has a welcoming feel with its tiled flooring and a discrete study area. Off the entrance hall there is a formal dining room with wooden flooring and former grand inglenook fireplace, while the adjoining sitting room retains its original fireplace and cast-iron bread oven, as well as featuring a modern log burner. The sitting room also benefits from a dual aspect, welcoming plenty of light, including a south-facing glass door opening to the courtyard. Also on the ground floor, the stylish kitchen features modern wooden units, a breakfast bar, integrated appliances by Miele and an Aga, as well as providing space for a breakfast table

for informal dining. The carefully crafted utility room and pantry provide further space for home storage and appliances.

Upstairs, a galleried landing leads to four well-presented bedrooms, including the generous principal bedroom, which has a large en suite bathroom with a dressing area and a wet room-style enclosure with a rainfall shower and a freestanding bathtub. One further bedroom has an en suite shower room and a storage room which has the potential to be a dressing room, while the first floor also has a family shower room.

The light and airy, detached annexe lies to the rear of the main house, and includes well-presented additional accommodation for guests or family members. It comprises an open-plan kitchen, dining area and sitting area with bi-folds opening to the garden, and a woodburning stove. There is also one double bedroom, plus a generous en suite shower room with space for laundry appliances.







Outside

At the front of the property, the in/out gravel driveway provides plenty of parking space for several vehicles, while at the side, gates provide access to the rear garden, where there is an additional parking space if required. The courtyard garden at the rear includes paved and gravel terracing, with sheltered space for alfresco dining, raised beds with lavender and various established shrubs. Beyond the courtyard and the annexe there is a further patio for use by the annexe occupants, and a generous expanse of south-facing lawn, with a timber shed and wood store at the end of the garden. There are a range of fruit trees including apple, pear and plum.

Location

The property is located in the heart of the idyllic village of Sixpenny Handley, surrounded by the rolling countryside of the Cranbourne Chase National Landscape. The village has a local shop, a village hall, plus a doctor's surgery, a primary school, cricket field and village brewery. Further amenities can be found in the market town of Blandford Forum, which has a

good selection of shops and supermarkets, along with a wealth of café, restaurants and leisure facilities.

Salisbury is 13 miles to the northeast, with its excellent shopping, leisure and cultural facilities.

The A354 provides easy access between Salisbury and Blandford Forum passing through Coombe Bissett, while there are regular mainline rail services available from Salisbury.

Airports can be found at Bristol, Bournemouth and Southampton.

The local area offers numerous opportunities for walking and riding, with golf at Rushmore and water sports on the South Coast.



Distances

- Verwood 9.5 miles
- Blandford Forum 11 miles
- Shaftesbury 11 miles
- Fordingbridge 11.5 miles
- Tisbury 12.1 miles
- Salisbury 13 miles
- Bournemouth 23.7 miles

Nearby Stations

- Salisbury
- Tisbury

Key Locations

- Salisbury (Historic Cathedral City)
- Cranbourne Chase ANOB
- New Forest National Park
- Stonehenge
- Moors Valley Park
- Wimborne Minster

- Martin Down Nature Reserve

Nearby Schools

- Broadchalke primary school
- Sixpenny Handley Infant School
- Cranborne Primary School
- Cranborne Middle School
- The Blandford Secondary school
- Shaftesbury Secondary School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Forres Sandle Manor School
- Sandroyd
- Salisbury Cathedral
- Godolphin
- Port Regis
- Hanford School
- Moyles Court School









The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,622 sq ft (244 sq m)
 Annexe internal area 553 sq ft (51 sq m)
 Garden Shed internal area 77 sq ft (7 sq m)
 Total internal area 3,252 sq ft (302 sq m)
 For identification purposes only.

Directions

SP5 5ND

what3words: ///reported.playback.nights - brings you to the driveway

General

Local Authority: Dorset Council

Services: Mains electricity, water and drainage. Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com

struttandparker.com



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